

S U M M A R Y

FILE NO.	2195	Thomas Guide Map No.	656
		Date Received:	04/12/05
		Date Distributed:	04/13/05
ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	05/27/05
TITLE	Mosier II Annexation	Board Meeting:	05/12/05

Location The Mosier II Annexation is located on the east side of the City of Renton. The southern boundary of the site is generally formed by SE 2nd Place/SE 136th Street. The northern boundary of the site is generally formed by NE 2nd Court (if extended.) The eastern boundary is formed by 144th Avenue SE/Jericho Avenue NE and the site is bordered on the west by 142nd Avenue SE. Portions of the western boundary of the site and portions of the eastern boundary of the site abut the existing City of Renton.

Land Area Approximately 31 acres

Land Use Existing: 8 single-family homes.

Estimated Future: Approximately 110 - 124 total residences

Population Existing: Approximately 20 persons

Estimated Future: Approximately 275 – 310 total persons

Assessed Valuation Existing: \$2,080,000.

Estimated Future: \$51,380,000

County Comprehensive Plan Designation Urban Residential Use (4 – 12 dwelling units per gross acre)

County Zoning Residential (R-4 – 4 dwelling units per gross acre)

City Comprehensive Plan Proposed: Residential Use

City Zoning Proposed: Residential (R-4 Zone: maximum 4 dwelling units per net acre)

Note: The Mosier II Annexation Site was vested with R-5 zoning which would permit an estimated 124 units)

District Comprehensive Plan City of Renton Comprehensive Water & Sewer District Plan

District Franchise No franchise is required.

Urban Growth Area (UGA) The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan

SEPA Declaration The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dwight Pelz; Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 25; City of Renton Fire Department

Water Districts: King County Water District No. 90; City of Renton Water Utilities Department

Sewer Districts: City of Renton Sewer Department

School Districts: Renton School District No. 403; Issaquah School District No. 411

SUMMARY (File No. 2195)

The City of Renton proposes the annexation of 31 acres, known as the Mosier II Annexation. This annexation was proposed under the 60% petition method), pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in February of 2005.

The Mosier II Annexation is located on the east side of the City of Renton. The southern boundary of the site is generally formed by SE 2nd Place/SE 136th Street. The northern boundary of the site is generally formed by NE 2nd Court (if extended.) The eastern boundary is formed by 144th Avenue SE/Jericho Avenue NE and the site is bordered on the west by 142nd Avenue SE. Portions of the western boundary of the site and portions of the eastern boundary

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas (e.g., LU-1; LU-36; LU-37; LU-41; LU-42).

The Mosier II property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes eight single-family residences. At full development, Mosier II would include a total of approximately 110 - 124 homes.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Mosier II properties following annexation. Annexation would also permit protection for environmentally sensitive areas (e.g., storm water/flood management). More specifically, the City of Renton is prepared to provide development review and environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas.

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City of Renton would provide police services. The City will provide sewer service, storm water management, and refuse collection. The City will continue to contract with Fire Protection District No. 25 to provide fire service and emergency service. King County Water District No. 90 will continue to provide water service to the Mosier II Annexation Area.

Library facilities and recreation facilities would be available to the community. Children would attend schools in Renton School District No. 403 or Issaquah School District No. 411.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Mosier II Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Mosier II Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-304: Growth should be focused within city boundaries.

The proposed Mosier II Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). City of Renton officials note that, following the Mosier II Annexation, there would be some remaining adjacent unincorporated urban areas that are within Renton's Potential Annexation Area. The City anticipates that, in the near term, these areas will be proposed for annexation to Renton.

City officials report, however, that the currently proposed Mosier II Annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., relatively flat to gentle sloping terrain). This annexation would also be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Mosier II Annexation. There are sufficient funds to serve the area. The addition of Mosier II is not expected to have a significant impact on revenue or upon cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. At present development, City expenditures are estimated at \$10,994 and revenues are estimated at \$9,561. At full development, City expenditures are estimated at \$181,188 and revenues are estimated at \$210,007. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would reportedly be consistent with goals and objectives established for the benefit of the greater Renton community.